

Exhibit A

SCOPE OF WORK – Consulting Services for City of Durham Swimming Pool Facilities Assessment Study

Basic Services for this project shall include the following services:

A Planning Study to assess current conditions at the five City Swimming Pools and at the four City Spraygrounds. The Study will identify and prioritize mechanical, plumbing, electrical, structural, accessibility and energy efficiency deficiencies at each facility and will include an analysis of current conditions and recommendations for improvements. A cost model of recommended repairs and improvements will be included in the Study. The City Swimming Pool/Sprayground facilities included in the Study are:

- 1) Hillside Pool and sprayground, 1221 Sawyer Street
- 2) Long Meadow Pool, 917 Liberty Street
- 3) Forest Hills Pool and sprayground, 1639 University Drive
- 4) Campus Hills Aquatic Center, 2000 South Alston Avenue
- 5) Edison Johnson Recreation and Aquatic Center and sprayground, 500 W. Murray Ave.
- 6) East End Park sprayground, 1200 North Alston Ave.

I. DELIVERABLES:

1. Investigation and Analysis:

A. The consulting team will meet with City staff and provide on-site inspections and documentation of findings at each of the facilities listed above. The team will investigate the programmatic and mechanical integrity of existing equipment, and identify those that are substandard and. Existing conditions of the following Pool/Sprayground components will be included:

- General Pool/Sprayground structure and finishes
- Pool/Sprayground system piping, fittings, valves, gutter systems, pumps, sand filters and electrical components
- Structural condition of pool shell(s).
- Mechanical and overflow recovery systems
- Water chemistry treatment system
- Pool water heating
- Pump, flow meters, gauges, and controls
- Deck equipment
- Building mechanical systems at indoor pools

- Pool building envelope including foundations, windows, doors, roof, overhead lighting, interior finishes and other fixed equipment. Building inspections will be based on visual observation from existing floors, platforms or access hatches and will not include destructive testing.
 - Current health code, building code and accessibility code compliance issues
- B. Meet with City staff to review preliminary findings.

2. Assessment of Findings:

A. Assessment and commentary on existing conditions, including:

- A database summary of each major component/equipment item, its age, condition, recommended repair/replacement, probable cost of repair/replacement, remaining useful life, manufacturer, model, and any other nameplate data if marked.
 - A database summary of the age, materials of construction, condition, recommended repair/replacement, probable cost of repair/replacement, and remaining useful life for the building shell and building systems.
 - Digital photographs of components and major equipment items to show distinguishing characteristics and visible defects.
 - General commentary on support spaces including the bather preparation area and equipment areas.
 - A priority ranking for each deficiency identified based on the City's ranking system:
 - **Priority 1 – Public Safety/Code Compliance/ADA Compliance:** Ensures public safety and compliance with codes.
 - **Priority 2 – Deferred Maintenance/Aging Systems:** Systems and equipment in danger of failure that could impact facility operation.
 - **Priority 3 – Building and System Upgrades to Improve Operations:** Work that would improve facility operations, energy efficiency, and effectiveness: may result in reduced operational costs.
 - **Priority 4 – Exterior and Interior Refurbishment:** General aesthetic improvements.
 - **Priority 5 – Functional Changes:** Changes in how the facility is used.
 - Opinion of probable construction costs for repair/replacement of all deficiencies identified along with the various options for repair/replacement detailed.
- B. Meet with City staff to review preliminary findings and to confirm that the scope has been met.

3. Study Documentation

- A. Prepare a rough draft Study document for Client review.

- B. Revise Study document draft based on Client comments and resubmit.
- C. Incorporate final Client comments.
- C. Submit final draft of the Study (three hard copies and in digital format).
- D. Assist Client with a presentation of the finalized Study to City Council.

Additional Services not included in the Basic Scope of Services, which can be performed at the direction of the Owner:

- Geotechnical testing and analysis at the site
- Determining water table elevations at the site
- Locating aquifers at the site
- Investigation of bonding and grounding of the pools
- Assistance in negotiating for land and easement rights
- Site Plan submittals
- Rezoning or Special Use Permits
- Construction documents
- Design of storm water detention/treatment measures or ponds
- Traffic Impact Analysis
- Permit Application Fees, Site Plan Fees, Re-review Fees
- Design of any on-site sewage lift / pump stations or off-site water and sewer improvements
- Boundary or topographic surveying
- Downstream Analysis of existing storm drainage system if required
- Administrative costs to obtain a high performance rating, such as LEED
- Architectural renderings or models

II. PRELIMINARY PROJECT DESIGN SCHEDULE SUMMARY

The following projected schedule includes City review periods required to complete the work. The major project milestones include the following:

<u>Milestone</u>	<u>Duration</u>
Investigation and Analysis Phase	5 weeks
Assessment of Findings Phase	6 weeks
Study Documentation Phase	9 weeks

Note: Because the duration of some phases may overlap others, the above is not a strictly linear schedule. The estimated duration of the project is 20 weeks. This is a preliminary

schedule and will be updated by the architect at the beginning of the project and at the beginning of each Phase.

III. COMPENSATION

Compensation for Basic Services outlined in the above Scope of Work will be provided for the stipulated sums listed below: Compensation will be according to the following schedule:

Phase	Percentage	Base Contract Amount	Not to Exceed Allowance Amount
1. Site Investigation and Analysis Phase	25%	\$16,980	
Civil Engineering Investigation Allowance	3%		\$2,000
Pool Component Testing Allowance*	22%		\$15,000
2. Assessment Phase -Includes Scope of Work Prioritization and Opinion of Probable Cost	25%	\$16,980	
3. Study Documentation Phase	25%	\$16,980	
Total Basic Compensation	75%	\$50,940	
Total Not to Exceed Allowances	25%		\$17,000
Total Contract Value	100%		\$67,940

*Note: The Testing Allowance is to be utilized for destructive and/or non-destructive tests recommended by the consultant for the determination of physical deficiencies. Such tests may include but are not limited to the following: concrete coring of pool shell and testing, remote camera operation for identifying underground pipe conditions, and pressure testing piping for water leaks.

IV. CONSULTANT HOURLY RATES

Additional Services shall require an amendment to the contract and shall be billed on a not-to-exceed basis, in accordance with the hourly rates set forth in this Section. Additional services shall not be performed by the Architect without express prior approval from the Owner.

The use of Allowances must be based on the hourly rates set forth in this Section and require prior written approval from the Owner.

IV. CONSULTANT HOURLY RATES

Architect: Szostak Design

Managing Principal	\$160.00/Hour
Project Manager	\$140.00/Hour
Architect / Designer	\$120.00/Hour
Design Technician	\$70.00/Hour
Administrative	\$55.00/Hour

MEP Subconsultant: Sigma

Principal	\$175.00/Hour
Professional Engineer	\$125.00/Hour
Intern Engineer	\$110.00/Hour
Senior Designer	\$105.00/Hour
Designer	\$90.00/Hour
Drafter	\$65.00/Hour
Administrative	\$45.00/Hour

Pool Facility Subconsultant: Counsillman-Hunsaker

Principal/Studio Director	\$160.00/hour
Project Manager	\$135.00/hour
Project Engineer/Architect	\$110.00/hour
Design Associate	\$90.00/hour
Administrative	\$55.00/hour

Structural Engineering Subconsultant: Mulkey Engineers and Consultants

Principal – in Charge: Valoree Eikinas, PE	\$175/hr
Project Engineer: Brent Blackburn, PE	\$105/hr
Project Engineer: Adam Rowland, PE	\$105/hr
Administrative: Erin Pugh	\$65/hr

Civil Engineering Subconsultant: Stewart

Administrative	\$50.00
Civil Designer	\$75.00
Civil Designer II	\$85.00
Civil Designer III	\$95.00
Land Planning & Design CAD Technician I	\$65.00
Land Planning & Design CAD Technician II	\$75.00
Land Planning & Design CAD Technician III	\$85.00
Civil Engineering Intern	\$85.00
Civil Project Engineer	\$100.00

Civil Project Engineer II	\$110.00
Civil Senior Project Engineer	\$125.00
Planner	\$85.00
Planner II	\$100.00
Senior Planner	\$110.00
Landscape Designer	\$80.00
Landscape Designer II	\$90.00
Landscape Architect	\$100.00
Landscape Architect II	\$110.00
Senior Landscape Architect	\$125.00
Land Planning & Design Project Manager	\$125.00
Land Planning & Design Senior PM	\$130.00
Manager of Landscape Architecture	\$130.00
Manager of Civil Engineering	\$130.00
Manager of Pre-Development Services	\$130.00
Manager of Land Planning & Design	\$140.00
Director of the Planning Studio	\$150.00
Director of the Design Studio	\$150.00